

Overview of the Centrally Assessed Property Tax System

**Utah Legislature
Revenue and Taxation Interim Committee**

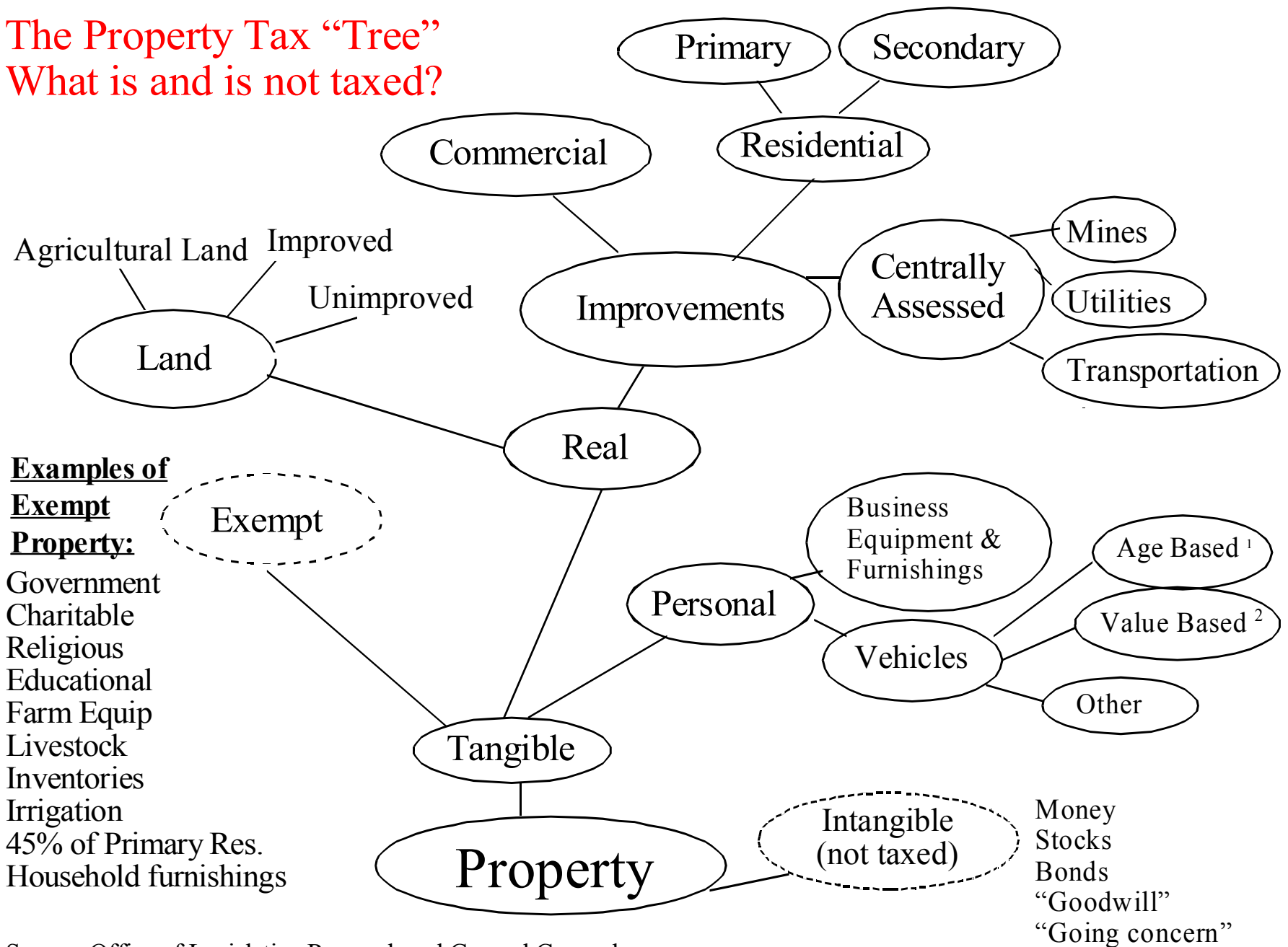
August 2008



Prepared by the Office of Legislative Research and General Counsel

The Property Tax “Tree”

What is and is not taxed?



Assessment (Valuation) of Property: Who Does What?

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graph TD; Title[Assessment (Valuation) of Property:  
Who Does What?]; Title --> Locally[Locally Assessed  
(County Assessors)]; Title --> Centrally[Centrally Assessed  
(Tax Commission)]; Locally --> LocallyList["- Residential  
- Commercial  
- Agriculture  
- Industrial"]; Centrally --> CentrallyList["- Mines  
- Utilities  
- Transportation  
- Operate across  
county lines"];
```

**Locally Assessed
(County Assessors)**

- Residential
- Commercial
- Agriculture
- Industrial

**Centrally Assessed
(Tax Commission)**

- Mines
- Utilities
- Transportation
- Operate across
county lines

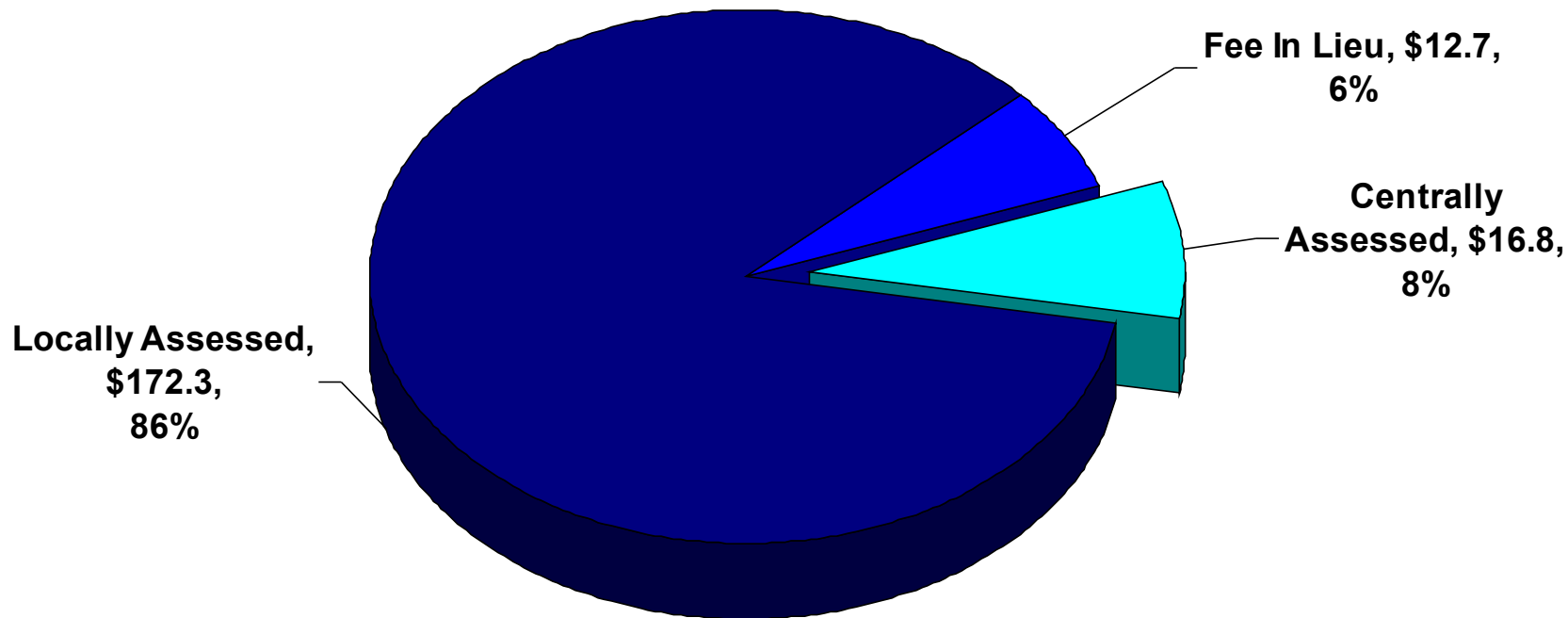
Assessment of Property: Utah Constitution

- “The State Tax Commission shall . . . assess mines and public utilities and have such other powers of original assessment as the Legislature may provide by statute”

-Article XIII, Section 6, Utah Constitution

Utah's Property Tax Base

Locally Assessed, Centrally Assessed, and Fee In Lieu 2007 Tax
Year
(Billions of Dollars)

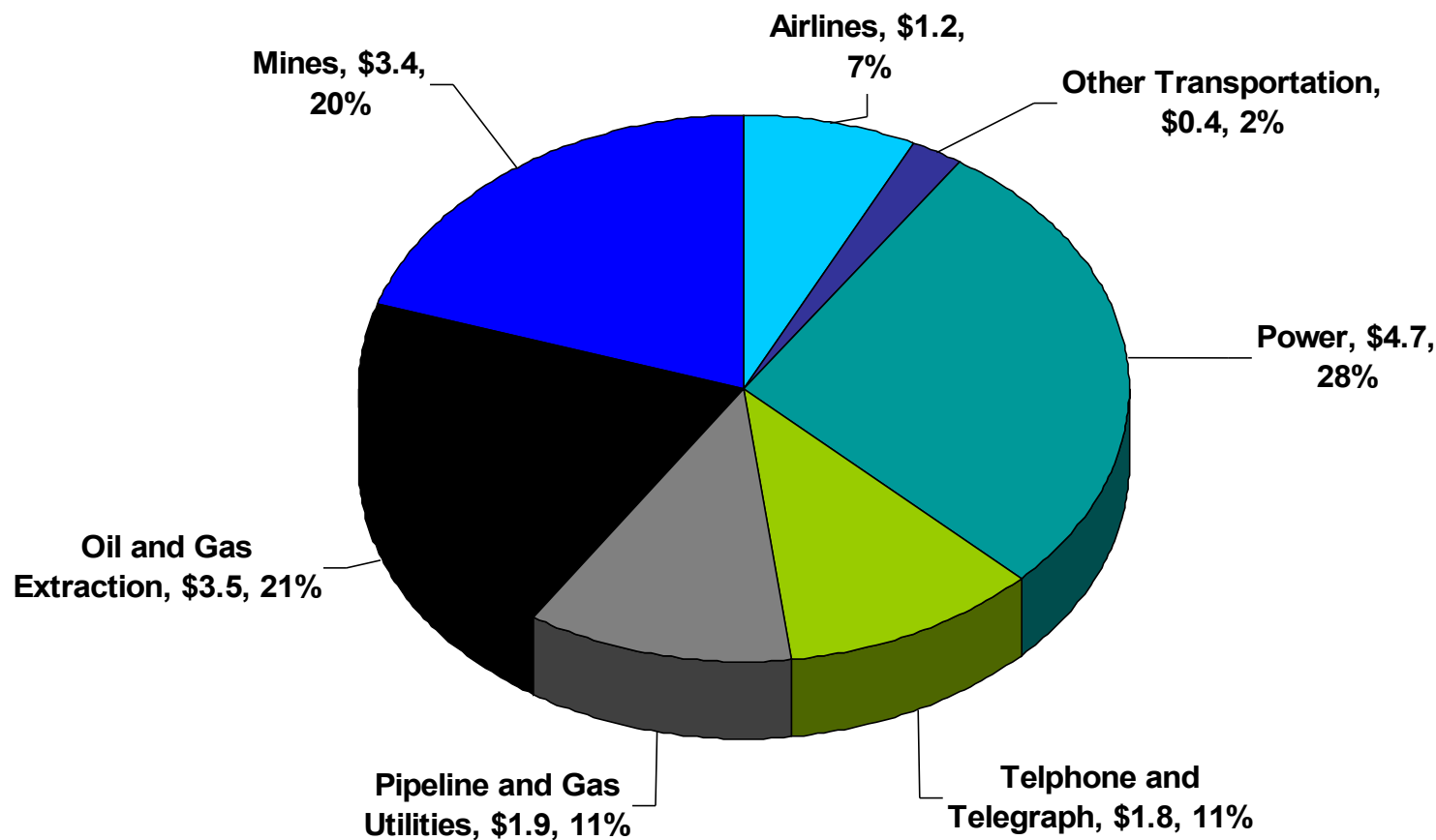


Total Statewide Taxable Value: \$201.7 Billion

Centrally Assessed Property Tax Base

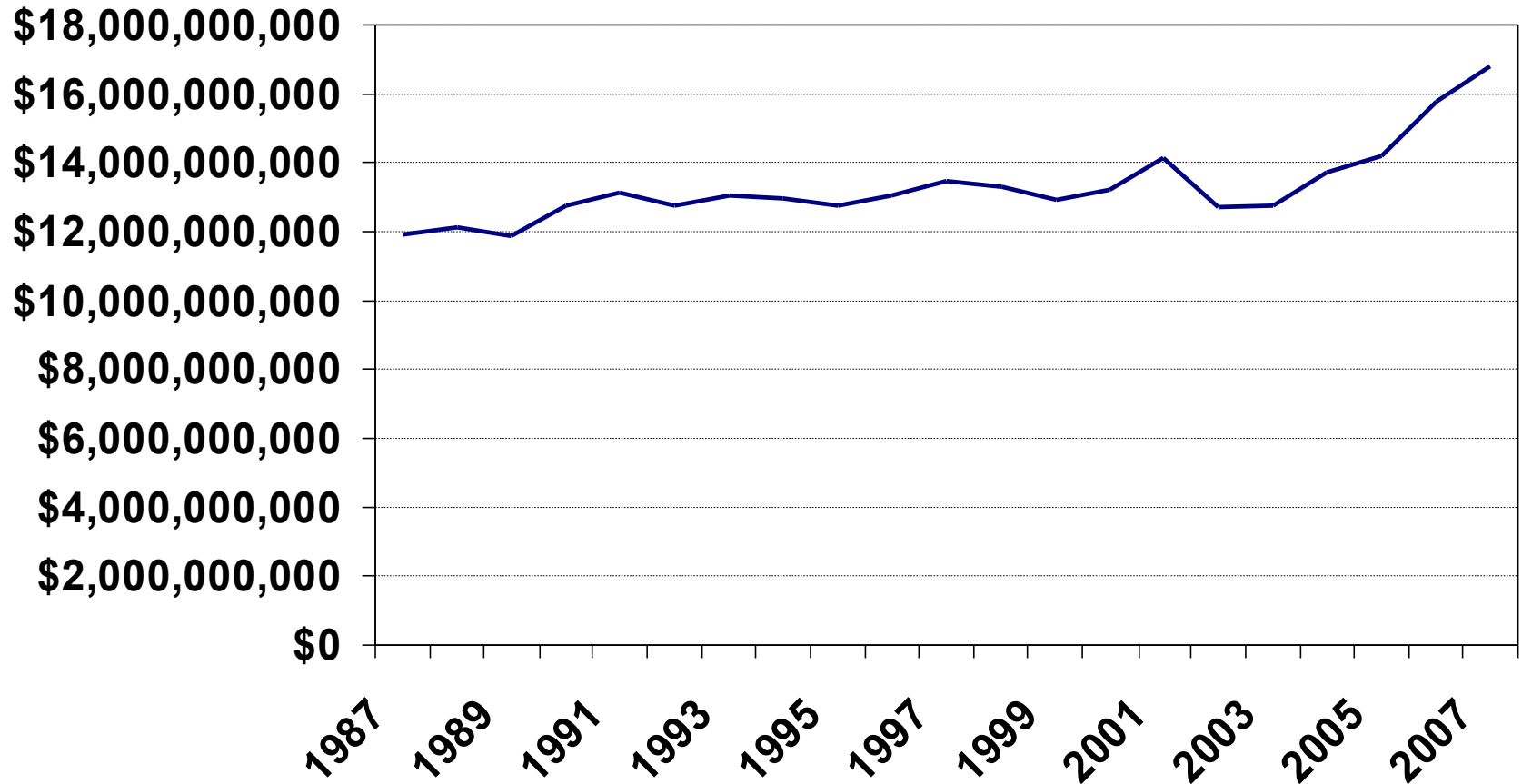
2007 Tax Year

(Billions of Dollars)

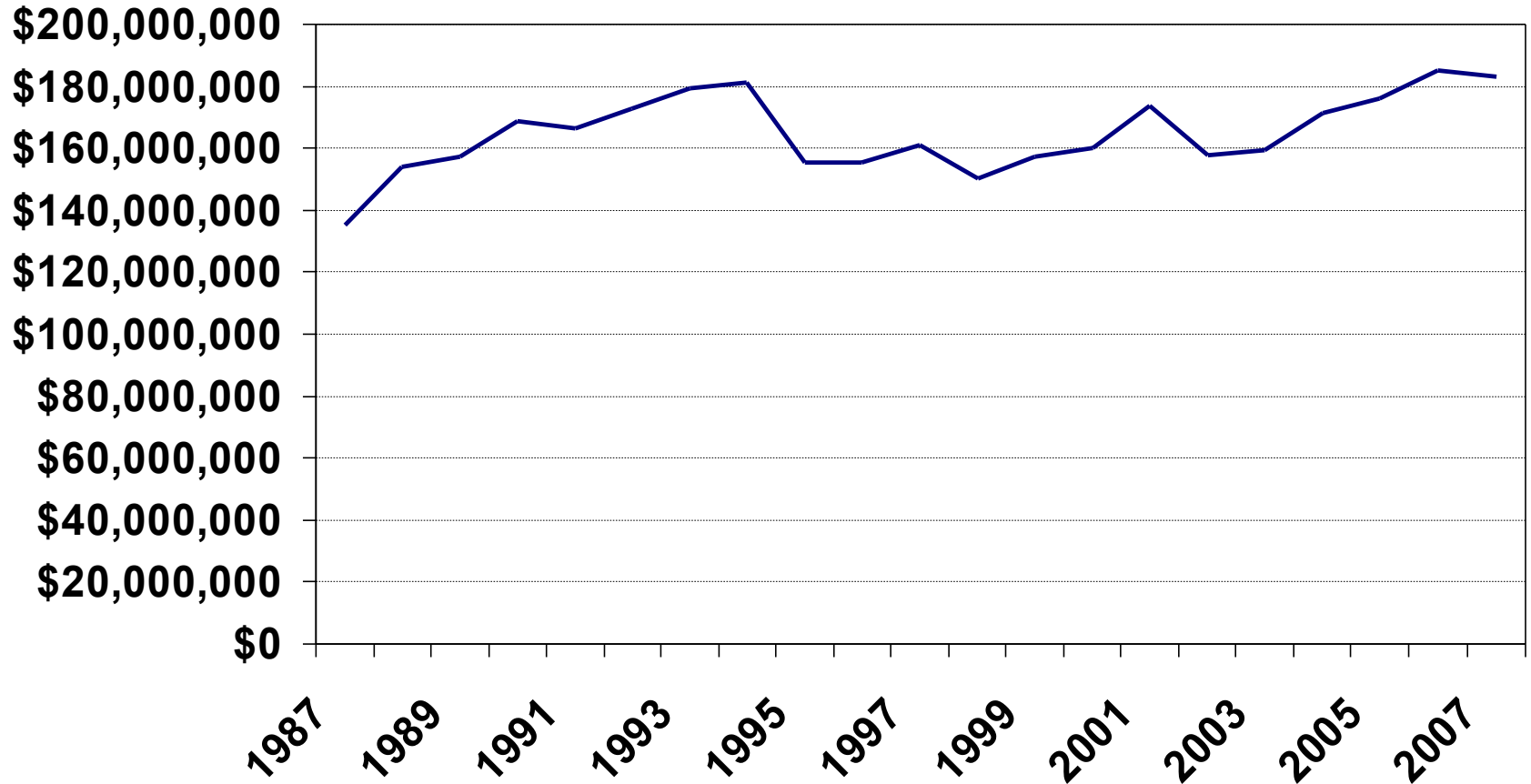


Total Taxable Value: \$16.8 Billion

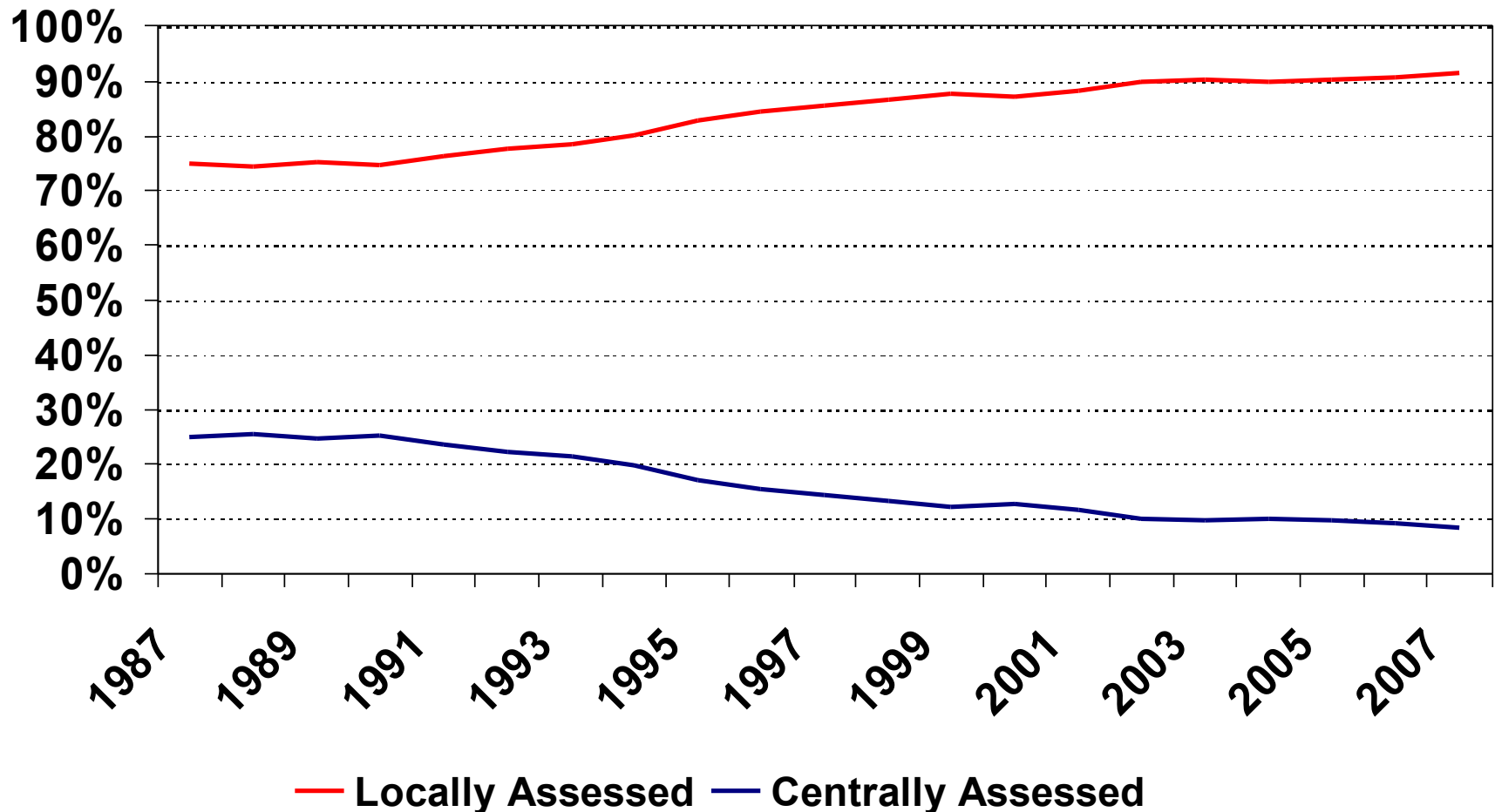
Taxable Value of Centrally Assessed Property



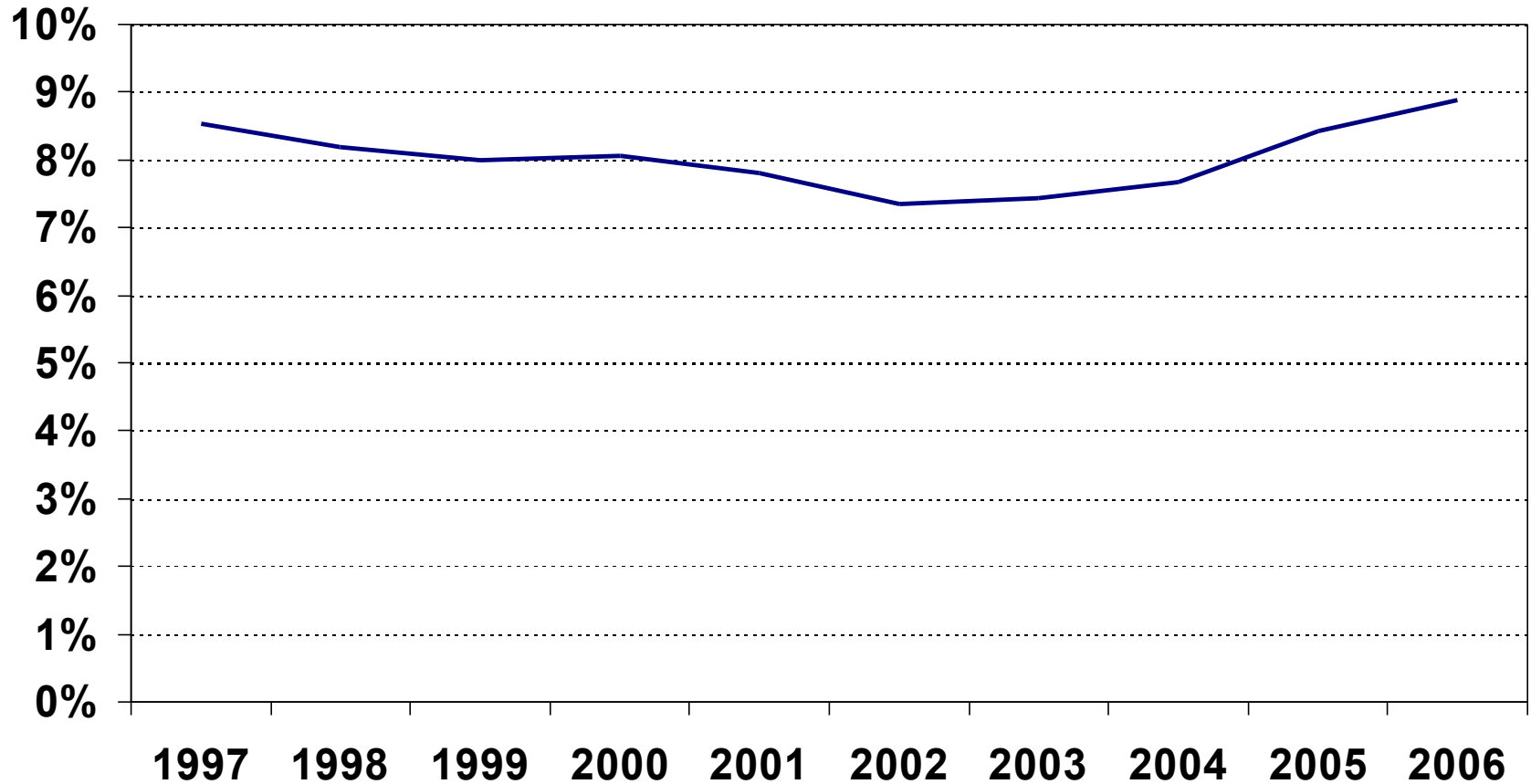
Property Taxes Charged to Centrally Assessed Taxpayers



Percent of Property Tax Base That Is Locally Assessed and Centrally Assessed 1987 to 2008

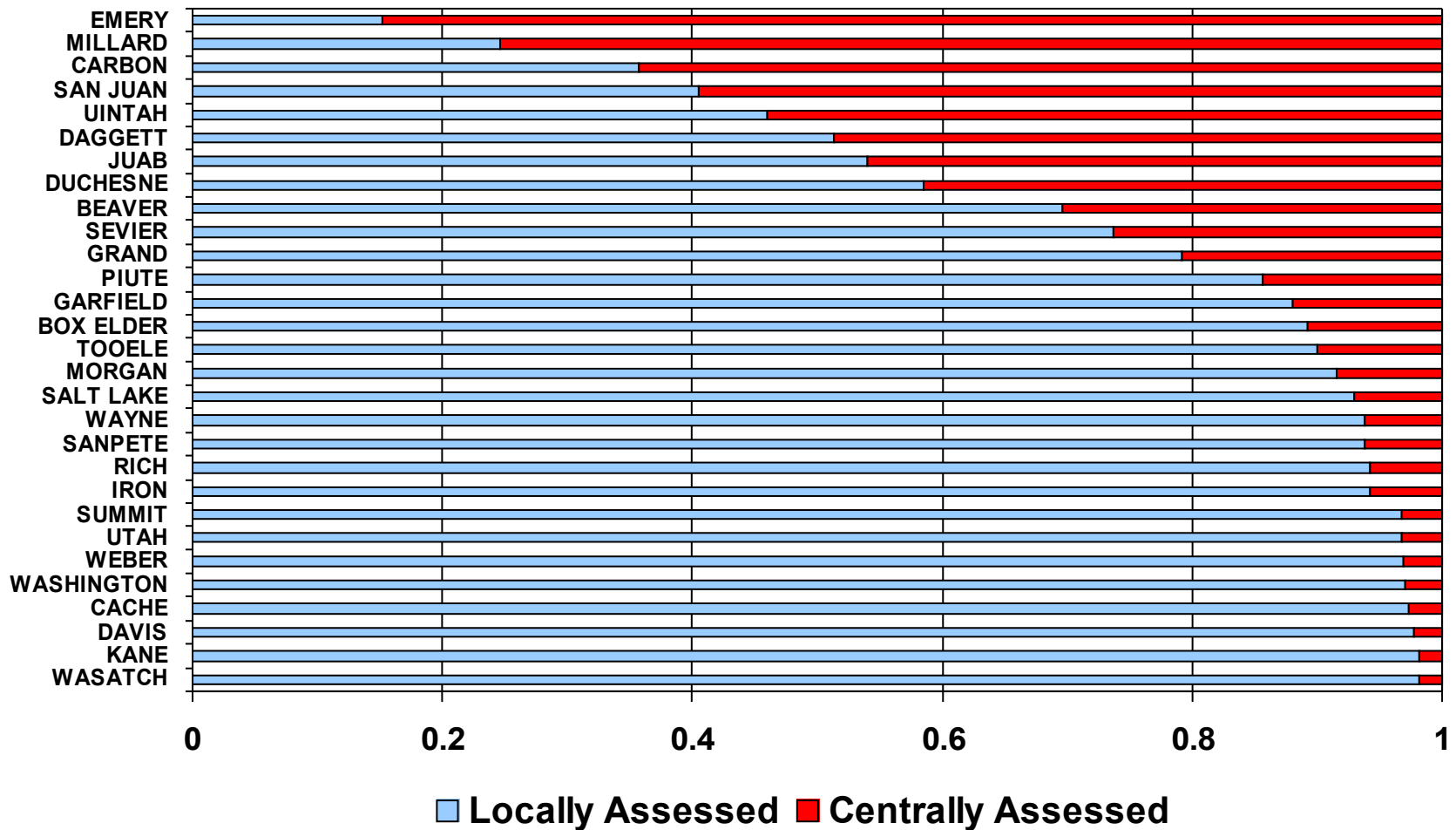


Percent of State Gross Domestic Product for Sectors in Which Centrally Assessed Companies Are Found 1997 to 2006



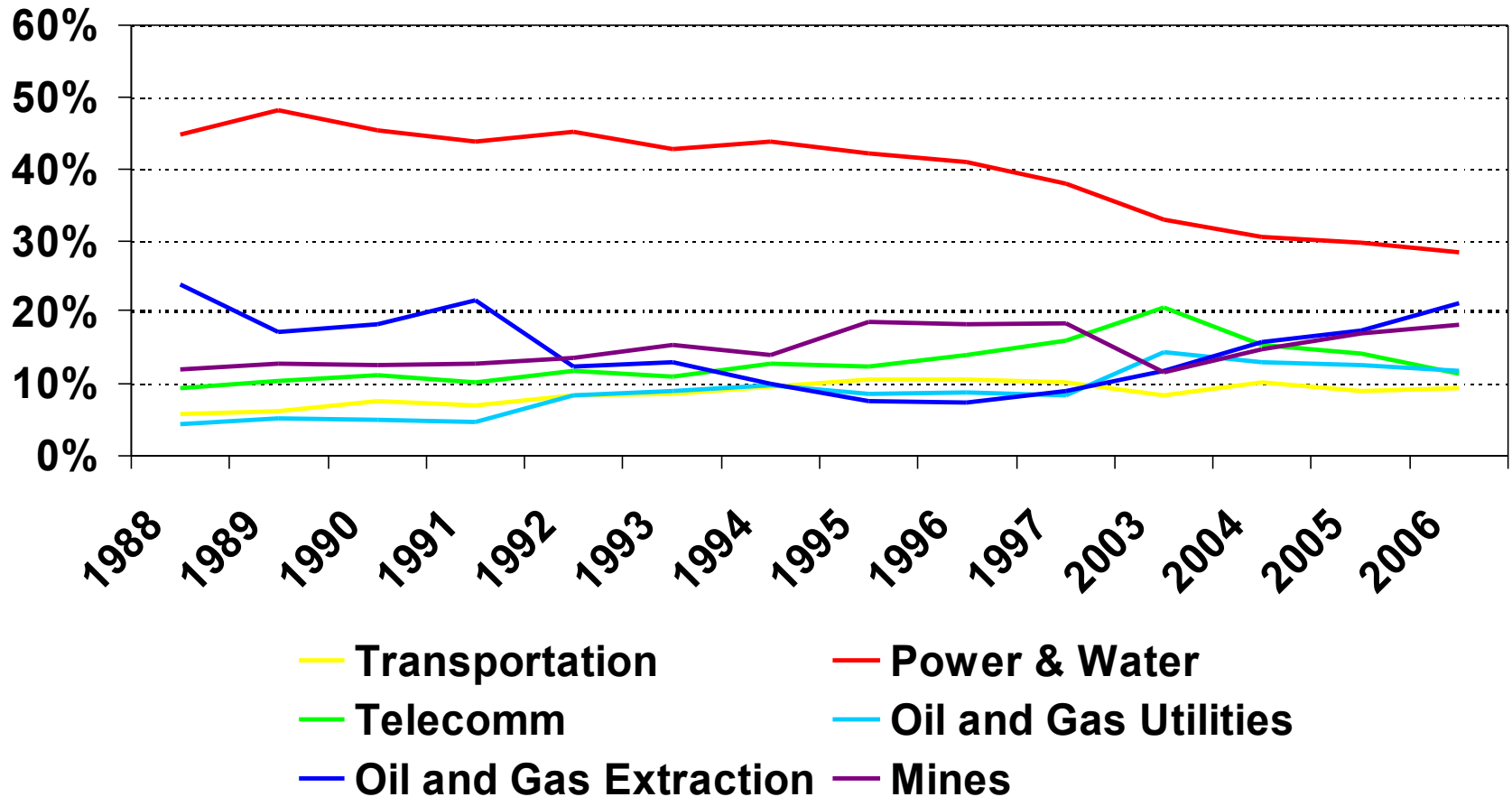
Portion of Property Tax Base That Is Centrally Assessed vs. Locally Assessed by County

2007 Tax Year



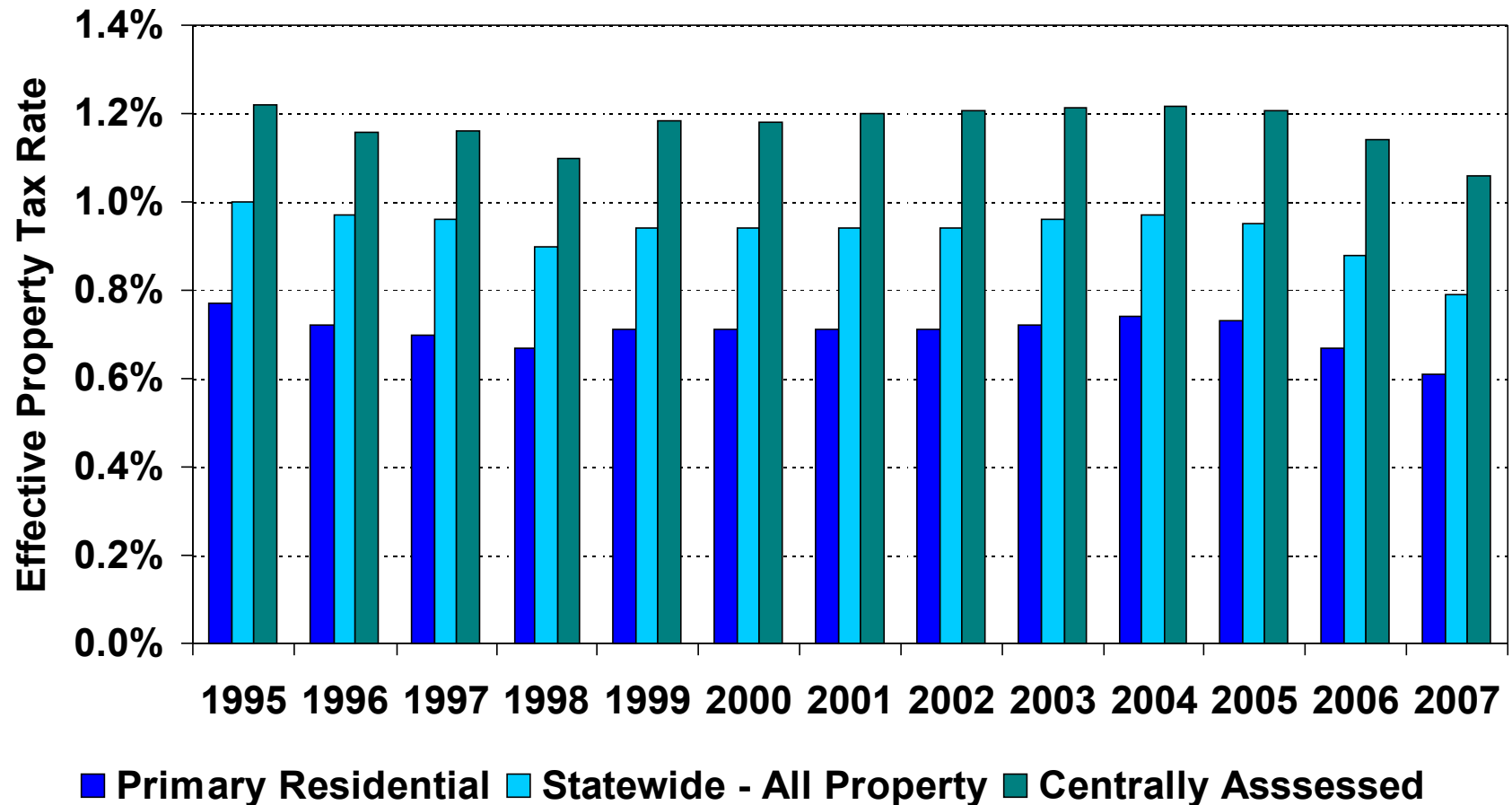
Source: Utah State Tax Commission, Property Tax Division.

Percent of Centrally Assessed Tax Base by Taxpayer Type



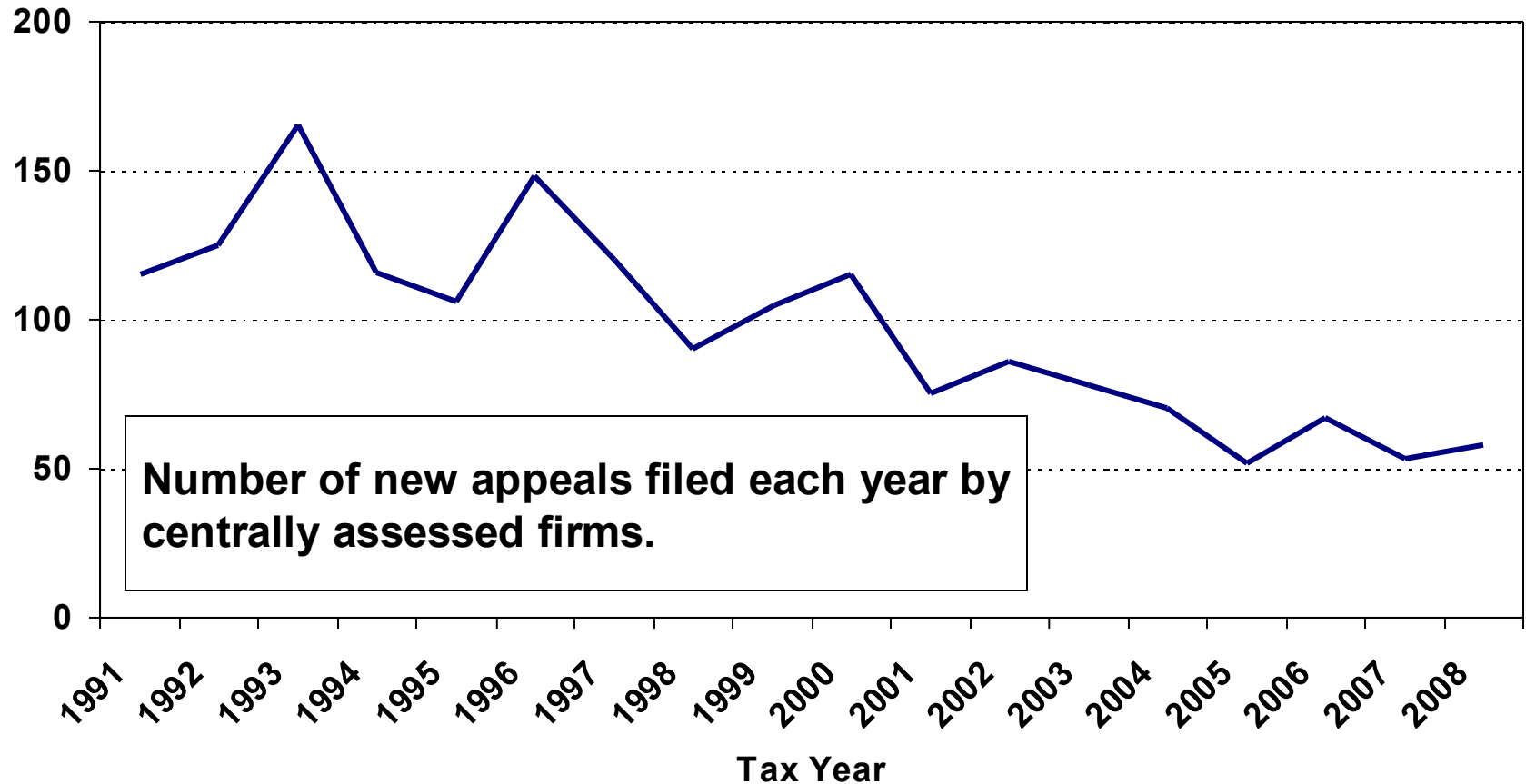
Effective Property Tax Rates

Primary Residential Property, All Property, and Centrally Assessed Property
1995 – 2007 Tax Years

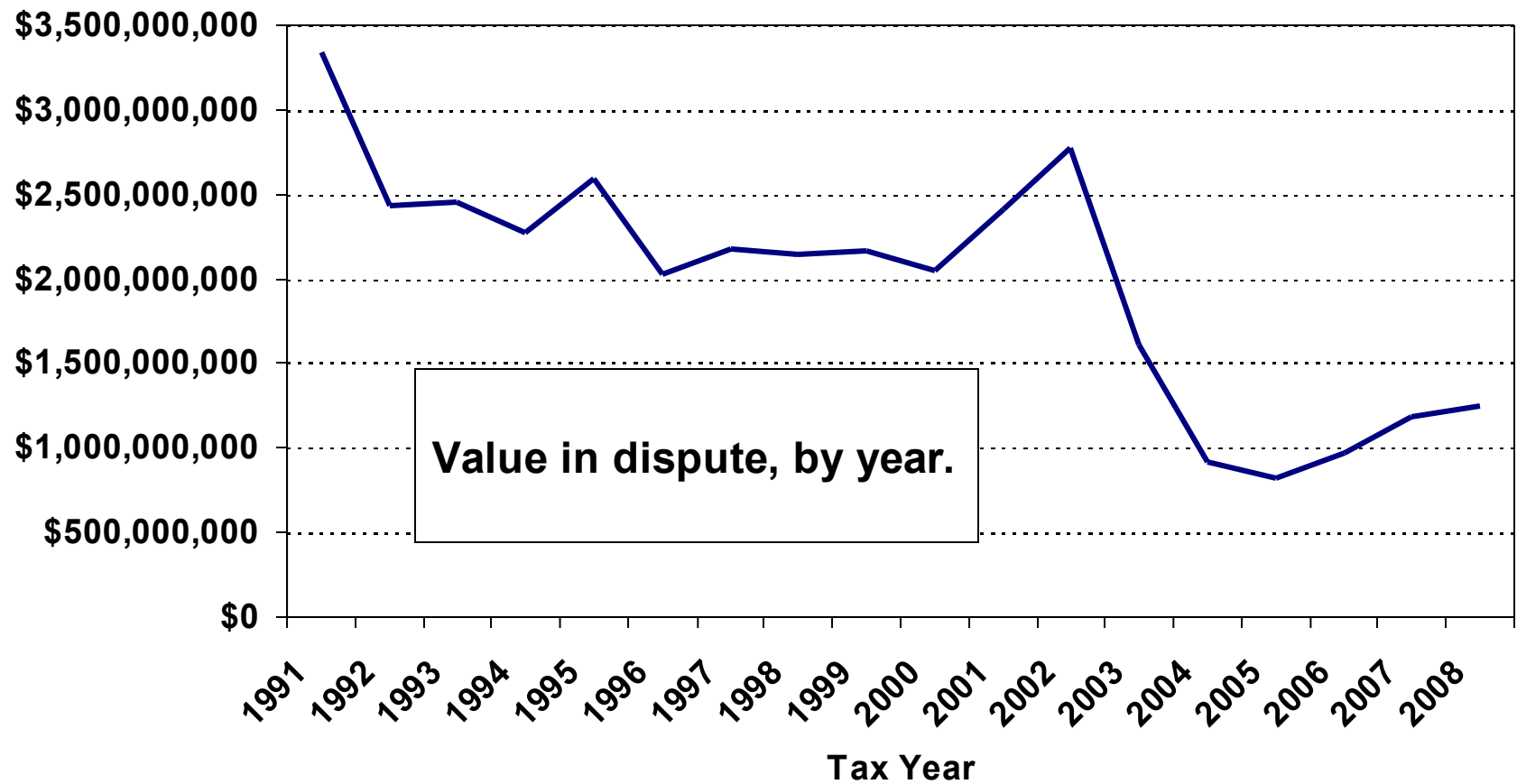


Appeals by Centrally Assessed Taxpayers

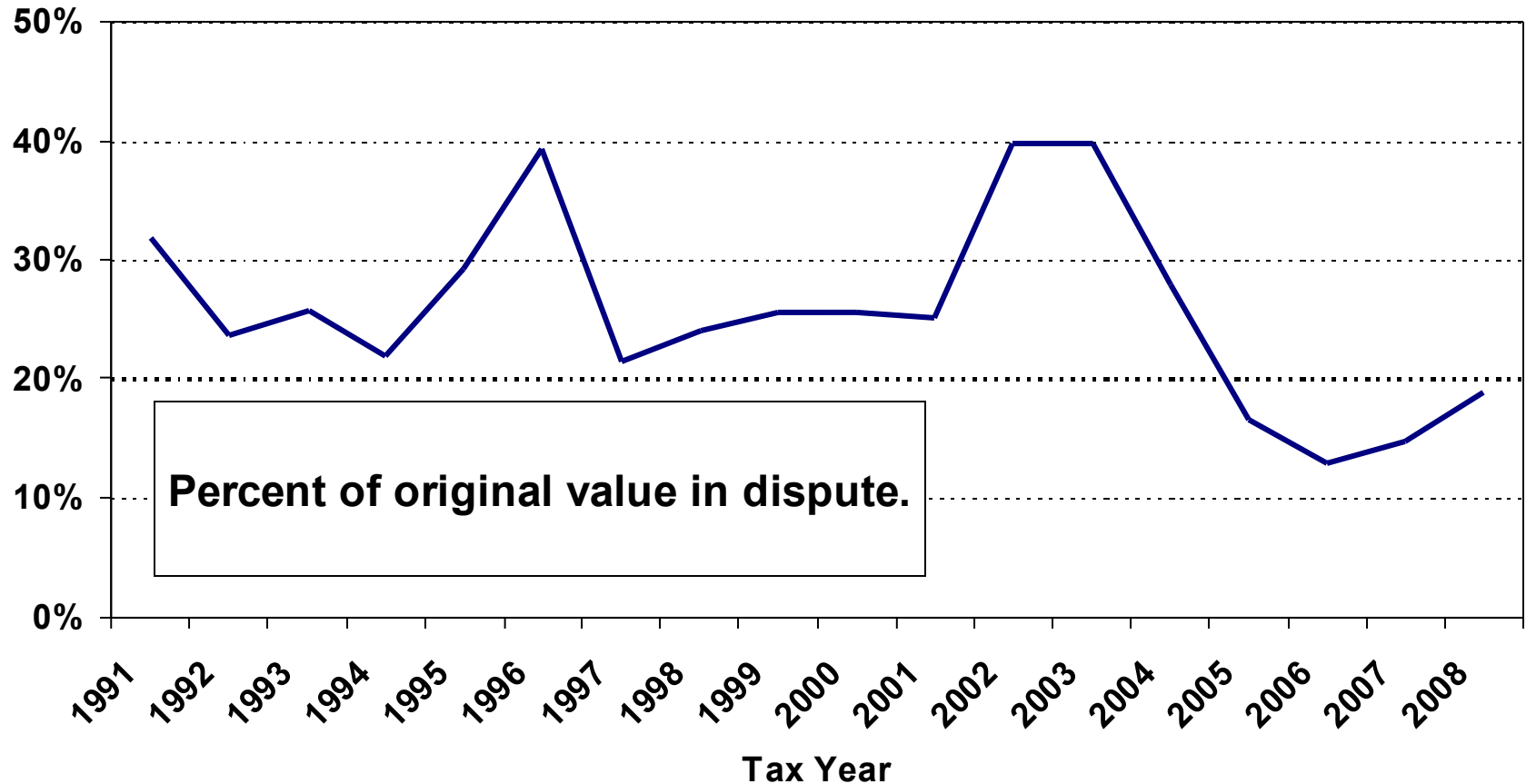
The number of appeals is declining...



But the value in dispute is trending slightly upward in recent years...



And the percent of value in dispute has trended downward...



But compared to the total property tax base, the value in dispute is declining.

